



**TOWN OF MAYNARD
COMMUNITY PRESERVATION
COMMITTEE
195 MAIN STREET
MAYNARD, MASSACHUSETTS 01754**

M. John Dwyer, Chair
Rick Lefferts, Vice Chair
Steve Jones, Treasurer
Jim Coleman
Bill Cranshaw
Ellen Duggan
Tom Hesbach
Randy James
Jon Lenicheck
Anna-Lisa Lysell McLaughlin, Clerk

Meeting Minutes

Town Hall – Room 101

Wednesday, June 05, 2019, 7:00 pm

Members present: John Dwyer (JD), Bill Cranshaw (BC), Steve Jones (SJ), Rick Lefferts (RL), Jim Coleman (JC),

Members absent: Randy James (RJ), Tom Hesbach (TH), Jon Lenicheck (JL), Ellen Dugan (ED)

Others present: None

This public meeting was not recorded.

Call to Order: The meeting was called to order at 7:11 pm.

Correspondence: None

Public Comments: None

Minutes: The minutes of the May 15th meeting were amended to correct the spelling of Megan Zammuto's name. BC motioned to approve the minutes as amended. Second by SJ and unanimous 5-0 vote to approve.

Administrative:

JD will pass on the approved Statement on the Annual Transfer of Undesignated Funds to Mike Guzzo.

All of the CPC's warrant articles passed at the Town Meeting.

Grant Agreements: The committee began discussion of the appropriate special conditions to include in the grant agreement for each project. Based on the 2018 Affordable Housing Trust Grant Agreement, they discussed waiving Special Condition, 15c, related to the inclusion of projects on the State's Subsidized Housing Inventory, as not everything that the Trust may fund will require listing in the Subsidized Housing Inventory. One such program that is under consideration is a rental assistance program for income-eligible tenants. As such units are not permanent and do not have a deed restriction, they are not included as part of the Subsidized Housing Inventory. RL will bring recommendations for special conditions from the Affordable

TOWN OF MAYNARD COMMITTEE PRESERVATION COMMITTEE
June 05, 2019 Meeting Minutes

Housing Trust to the next meeting. Special conditions for the Fowler Field project will require language delineating the order in which funding sources must be spent (i.e., School funds, Town funds, CPC funds, and private donations). The special conditions for other projects will also be discussed at the next meeting.

Future Projects:

- The Girls and Boys Club have inquired about applying for funds to replace their HVAC system, as well as repairing the flooring in the gym. The committee discussed whether such projects would qualify for CPC funds, given that club is both private and an indoor facility. A deed restriction requiring the usage of the property to remain the same would be necessary for either of these projects to be eligible for CPC funds, if at all.
- Jimmy MacDonald is in discussion about an agreement to participate in the purchase of a lot on Thomas Street by covering the legal costs and cleaning the property up using his labor and equipment in lieu of money owed to the Town. The Town is acquiring this lot through a tax taking process and the Conservation Commission is interested in converting the property into a small park with benches and, possibly, a boat launch.

Ongoing Projects: SJ has been in contact with Wayne Amico and the Fowler Field project is supposedly still on track, even though they have not been able to move forward as they have yet to have the contract approved at a Board of Selectmen meeting. SJ will also speak to Wayne Amico about getting the appropriate permits from the Conservation Commission.

Project Closeouts: None

New Business: None

Next Meeting: June 19, 2019

Adjournment: RL made motion to adjourn. Second by SJ. Vote unanimous. Meeting adjourned at 8:10 pm.

Documents and Exhibits used during the meeting:

- Draft of May 15, 2019 Meeting Minutes.
- Agenda
- CH004-17 Affordable Housing Trust Grant Agreement

Date approved:
June 19, 2019
